

052.0

0003

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

1,018,500 / 1,018,500

APPRAISED:

1,018,500 / 1,018,500

USE VALUE:

1,018,500 / 1,018,500

ASSESSED:

1,018,500 / 1,018,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
108		SUMMER ST, ARLINGTON

Legal Description						User Acct
						35946
						GIS Ref
						GIS Ref
						Insp Date
						08/02/21

OWNERSHIP

Unit #:

Owner 1: FOOD LINK INC

Owner 2:

Owner 3:

Street 1: 108 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: XENOS NICHOLAS G/ TRUSTEE -

Owner 2: XENOS 108 SUMMER NOMINEE TRUST -

Street 1: 38 RIVERWOOD DR

Twn/City: YORK

St/Prov: ME Cntry

Postal: 03909

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as Chari. Serv with a Store Building built about 1961, having primarily Conc. Block Exterior and 4635 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
957	Chari. Serv		5752	9,826 Sq. Ft.	Site			0	31.	2.03	CA									361,963						362,000	

PREVIOUS ASSESSMENT										Parcel ID	052.0-0003-0001.0		14319!	
Tax Yr										Asses'd Value	Notes		Date	
2022										1,018,500	Year end		12/23/2021	
2021										661,000	Year End Roll		12/10/2020	
2020										655,200	Year End Roll		12/18/2019	
2019										615,900	Year End Roll		1/3/2019	
2018										579,000	Year End Roll		12/20/2017	
2017										544,000	Year End Roll		1/3/2017	
2016										479,800	Year End		1/4/2016	
2015										433,400	Year End Roll		12/11/2014	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								4319
XENOS NICHOLAS	71880-198	1	11/14/2018	Invol Chari	1,000,434	No	No										
XENOS DANIEL A	53584-309		9/25/2009	Family		1	No	No	Katherine Xenos dod 5/6/2014								
XENOS DANIEL A/	52090-459		1/16/2009	Family		10	No	No									
XENOS DANIEL &	42483-554		4/12/2004	Family		10	No	No									
ALESSANDRINI N-	22505-278		10/16/1992		240,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date										Date	Result		By	Name			
6/30/2020										Measured	DGM		D Mann				
2/20/2020										Permit Visit	DGM		D Mann				
7/16/2010										Mail Update	JO		Jenny O				
6/24/2002										SQ Returned	JO		Jenny O				
3/16/1993										Meas/Inspect	PH		Patrick H				
8/28/1992										Meas/Inspect	197		PATRIOT				
4/25/2000										Meas/Inspect	197		PATRIOT				
9/1/1989										PM	Peter M						
Sign:										VERIFICATION OF VISIT NOT DATA	/						



Patriot Properties Inc.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 78 - Store		Rating:		Full Bath		Rating:		3 - 4 ROOMS SFL 4 TENANTS ; NAPA FACTOR W/LOT 2.																	
Sty Ht: 2 - 2 Story		Rating:		A Bath:		Rating:																			
(Liv) Units: 0	Total: 0			3/4 Bath:		Rating:																			
Foundation: 2 - Conc. Block				A 3QBth		Rating:																			
Frame: 2 - Steel				1/2 Bath: 4		Rating: Average																			
Prime Wall: 21 - Conc. Block				A HBth:		Rating:																			
Sec Wall: 30 - Vert RedWo	20 %			OthrFix:		Rating:																			
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 4 - Tar & Gravel				Kits:		Rating:		1st Res Grid Desc: Line 1 # Units																	
Color: BEIGE				A Kits:		Rating:																			
View / Desir:				Frl:		Rating:																			
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade: B - Good				CONDOS INFORMATION																					
Year Blt: 1961	Eff Yr Blt: 2021			Location:																					
Alt LUC:	Alt %:			Total Units:																					
Jurisdct: G12	Fact: .			Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: 12				Phys Cond: AV - Average	0.0 %			Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal 1 - Drywall				Functional:		%		Interior:																	
Sec Int Wall: 5 - Minimul	25 %			Economic:		%		Additions:																	
Partition: T - Typical				Special:		%		Kitchen:																	
Prim Floors: 5 - Lino/Vinyl				Override:		%		Baths:																	
Sec Floors:		%			Total:	0 %		Plumbing:																	
Bsmnt Flr: 12 - Concrete								Electric:																	
Subfloor:								Heating:																	
Bsmnt Gar:								General:																	
Electric: 3 - Typical																									
Insulation: 3 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100	% AC: 100																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled 0																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 052-0-0003-0001.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
85	Paving	D	Y	1 1000		A	AV	1985		4.00	T	27.2	957			2,900		2,900							
84	Sign-Illum	D	Y	1 24		A	AV	1985		101.04	T	27.2	957			1,800		1,800							
07	Loading Dock	D	Y	1 16x10		G	AV	2020		9.57	T	1	957			1,500		1,500							
52	Elev-Frt.	D	S	1 4x4		G	AV	2020	5,000.00	T	1	957			79,200		79,200								
More: N	Total Yard Items:	6,200	Total Special Features:	79,200	Total:	85,400	AssessPro Patriot Properties, Inc																		